

◎Plus PM Consultant works for customer satisfaction and peace of mind.

With only the participation of Design & Build Company

Design Stage

- Uncertain whether the design specification is as requested
- Uncertain about the quotation from general contractor
- Worry on completion and delivery within budget
- Worry on the completion within construction period
- Worry if the project completed is satisfactory



Dissatisfaction

Insecurity



Project Completion

- Over budget
- Construction delay
- Requests not met

With the participation of Plus PM Consultant

※Worries Solution

- Direct the designer on drawings as per request
- Collect quotation from few general contractors
- Review contents of the quotation and select the most suitable general contractor
- Thorough budget management
- Thorough construction work program management
- Thorough quality management

Peace of Mind



Project Completion

- Within budget
- Within construction schedule
- As requested

Satisfaction

To Companies aiming for Construction Investment in Malaysia

~ We save you from overseas construction hassle
and support toward your success in business investment ~

Factory

Shopping Centre

Message from Managing Director

Opening of ASEAN office

Plus PM Consultant Sdn Bhd (a subsidiary of PlusPM Co., Ltd, Japan) is established in July 2013 with the aim of offering construction consulting services to the Japanese investors in ASEAN. Meeting the request of our customer, we assist in basic concept development, construction estimation, construction company selection etc for factory, commercial facilities, hospital, senior home and others.

Different from design company or general contractor, we act on behalf of our customer in project and construction management from the perspective of business management and development of the customer.

We welcome the interested investors to contact us for further discussion.



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■ For Enquiry ■

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Plus PM Consultant Sdn.Bhd.
Managing Director Joji Kimura

Achivement in Japan

Factory

Watami,Kansai center



Hospital

Minami Osaka Hospital,Osaka



Nursing Home

Intefeel Nursing Home,Osaka



Condominium

Pacific Tower, Meguro



Shopping Center

AEON,Kahoku



Hotel

Laguna Suits,shinyokohama



Q&A

Q. Agreement Flow

Upon receiving information via telephone, email or homepage, our staff in-charge will confirm the customer's requirements and arrange to meet up the customer by bringing along relevant guides. ※ For faraway customers, we will send the information first.

An interview will be conducted to understand customer's business, purpose and request, based on the result of the interview, a business proposal/work plan such as schedule etc. will be prepared. Up to this stage, it is free of charge, however, in the event that any charges would be incurred, we will notify the customer in advance.

Quotation will be submitted at the stage upon understanding of work contents.

Agreement will be signed after detailed work contents are confirmed and agreed upon.

Q. Service provided by Plus PM Consultant pertaining to Construction Cost?

Construction budget will be presented at the same time when zoning for each floor is created during the Basic Concept Stage. Thereafter, we will check the Architect's drawings to ensure it is appropriate and no variance against construction budget. For selection of General Contractor, we could coordinate to collect quotations from Japanese and Local Contractors. And during construction, the General Contractor may submit revised quotation due to design change and we will carry out appropriate evaluation based on the site condition and report our assessment to the customer.

Q. Service provided by Plus PM Consultant pertaining to Quality Control?

Supervision will be carried out to ensure design compliance and quality control. As and when required, our expert from Japan will also participate in such supervision work. Our staff from Japan may make a report to the Customers based in Japan.

Q. Service provided by Plus PM Consultant pertaining to Progress Control?

Master Schedule until completion will be made during Basic Concept Stage. Time duration required for design drawing preparation, general contractor selection, construction budget preparation, work permit approval, construction execution etc. will be indicated in the Master Schedule. Same as in Japan, it is very rare for a smooth construction work in ASEAN region, therefore we shall monitor the project condition and make appropriate modification and improvement measure proposals from time to time.

Q. Appoint Design Company and Construction Separately or Jointly?

Japanese companies who are not familiar in overseas construction contract award tend to appoint Japanese Contractor for design and construction work on a lump sum basis. Although this gives an ease of mind to the Customer; on the contrary, there are uneasy situations such as reasonable price and appropriate design are hard to be determined. With the intervention of CM Company, few proposals from multiple General Contractors based on the Customer's specific requirements can be implemented and transparency on price can be made possible.

To reduce construction cost, it is possible for the Customer to appoint Local Contractor, Plus PM will provide technical support to ensure quality and schedule control.

Q. Important Note to Appointment of Design in Overseas?

Japanese Architect firms with independent capital are not allowed to carry out local design works in many ASEAN countries, therefore these firms usually establish a joint venture company with Local Architect firm or work as a subcontractor of the Local Architect firm.

Same goes to Japanese General Contractor entrusted with design & build execution, it is very rare for the Japanese General Contractor to implement design works and drawings are usually prepared by their local Architect firm partner. Hence, the Customer should know about the capacity and track record of the local Architect who is actually carrying out the design works, and verify the responsible party for any design defects beforehand.

Q. Price for Overseas Construction Consulting

Quotation will be prepared based on the work contents. Technical Fee + Expenses based on the work contents.